

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



115 London Road, Bicester, Oxfordshire. OX26 6HB

BARTON FLEMING

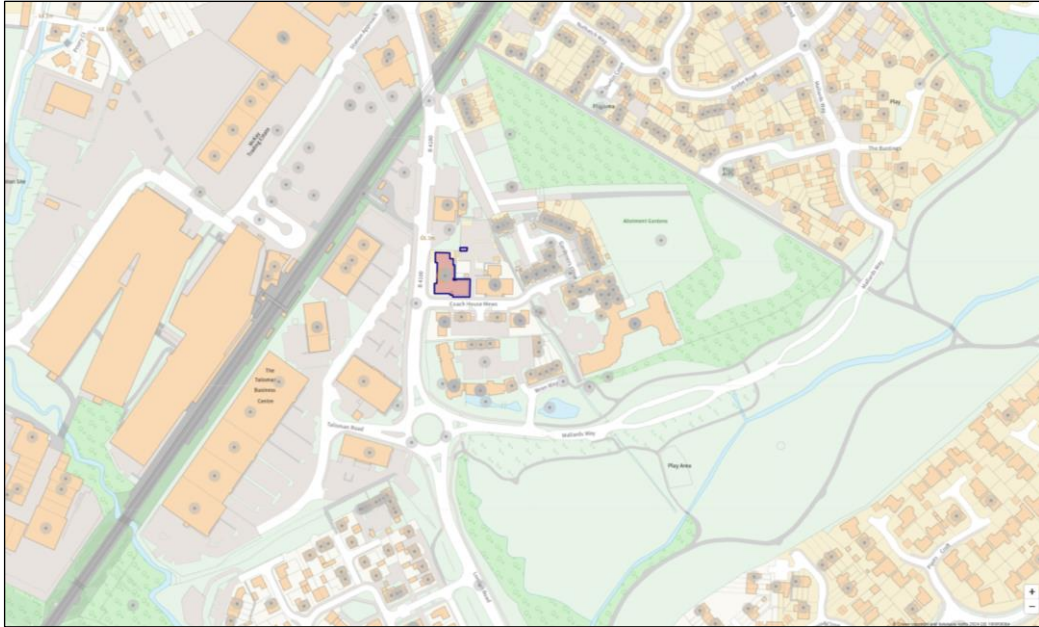
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

115 London Road, Bicester, Oxfordshire. OX26 6HB



Two Bedroom First Floor Apartment close to the Town Centre and Bicester Village, Living Room Open Plan to Kitchen Diner, Bathroom, One Allocated Parking Space

LEASEHOLD

£ 250,000

- ❖ Communal Entrance
- ❖ Entrance Hall
- ❖ Two Bedrooms
- ❖ Bathroom
- ❖ Living Room
- ❖ Open Plan Kitchen Diner
- ❖ Allocated Parking Space
- ❖ Communal Bin Store and Bike Store
- ❖ Walking Distance to Town Centre
- ❖ Easy Walking Distance to Bicester Village and Station (London Marylebone – about 45mins)

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of B (81).



Council Tax: Band B
Approx. £1,829 per annum.

Leasehold:

The flat has a 125 year lease from 2004, 104 years remaining.

Management/ Building Services
Approximately £885 every six months.

Ground Rent
£101.16 every six months.

Fuller lease details in Material Info.

Flat:

ENTRANCE HALL:

Front door, LED spotlights, electricity fuse board, Oak wooden flooring, radiator, built-in storage cupboard, "Hive" heating thermostat, telephone door entry system.

BEDROOM ONE: 14'10 x 9'5

French doors with Juliet balcony, radiator, built-in double wardrobes, radiator, BT point, Broadband hub.

BEDROOM TWO: 11'6 x 10'5

Rear aspect PVC window with secondary glazing, radiator, built-in sliding door double wardrobe, BT point.

BATHROOM: 8'11 x 7'1

Side aspect PVC window, LED spotlights, extractor fan, tiled floor, stainless steel heated towel rail, panel enclosed bath with mixer taps, separate shower over, shower screen, wall mounted wash hand basin, dual flush close coupled WC, built-in cupboard with shelving and plumbing for washing machine.

LIVING ROOM: 14'1 x 13'6

Two front aspect PVC windows with secondary glazing, Oak wooden flooring, radiator, TV point, BT point, open plan to:

KITCHEN DINER: 15'4 x 8'10

Front and side aspect PVC windows with secondary glazing, LED downlights, extractor fan, radiator. Range of base and eye level units, roll edge laminate worksurfaces and upstands, tiled surrounds, stainless steel sink, plumbing for dishwasher, built-in "Bosch" oven with 4-ring electric hob, ceramic splash-back, extractor fan, cupboard enclosing "Worcester" boiler (*refitted November 2020*), space for fridge freezer.

Outside:

Communal gardens, bin store, bike store.

PARKING:

One allocated parking space. Refer to photo.

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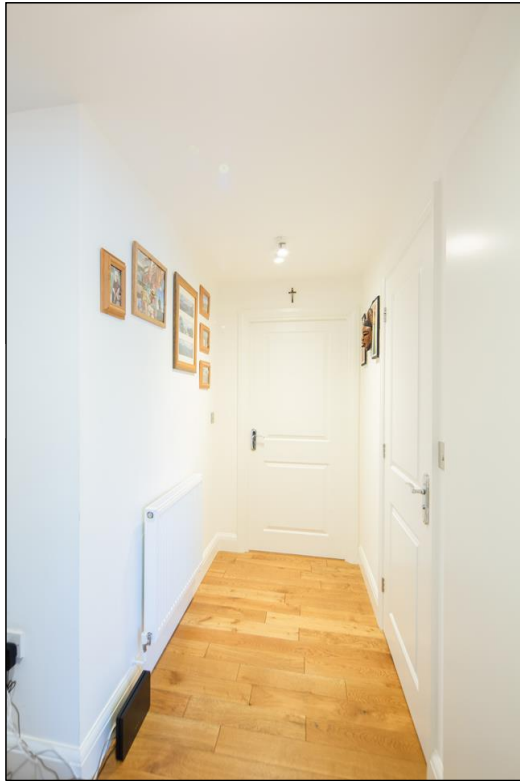
Front



Part Landing Shared with one other flat



Hall



Hall



Bedroom One



Bedroom One

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Bedroom Two



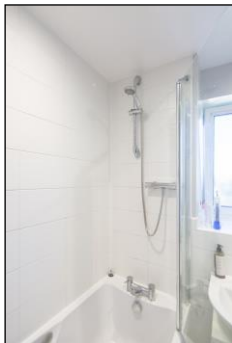
Bedroom Two



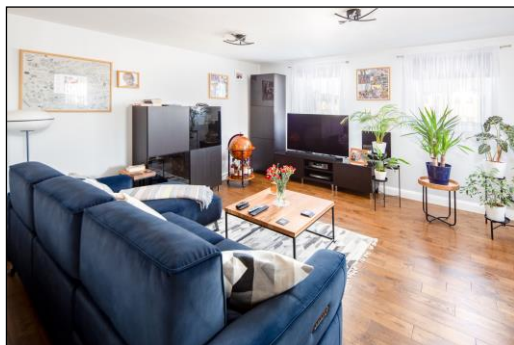
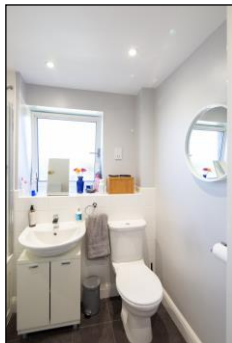
Bedroom Two



Bathroom



Shower over the bath detail



Living Room



Living Room

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Living Room through to Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner



Parking (bay extreme right)
Line of sight to parking space

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Solicitor Notes:

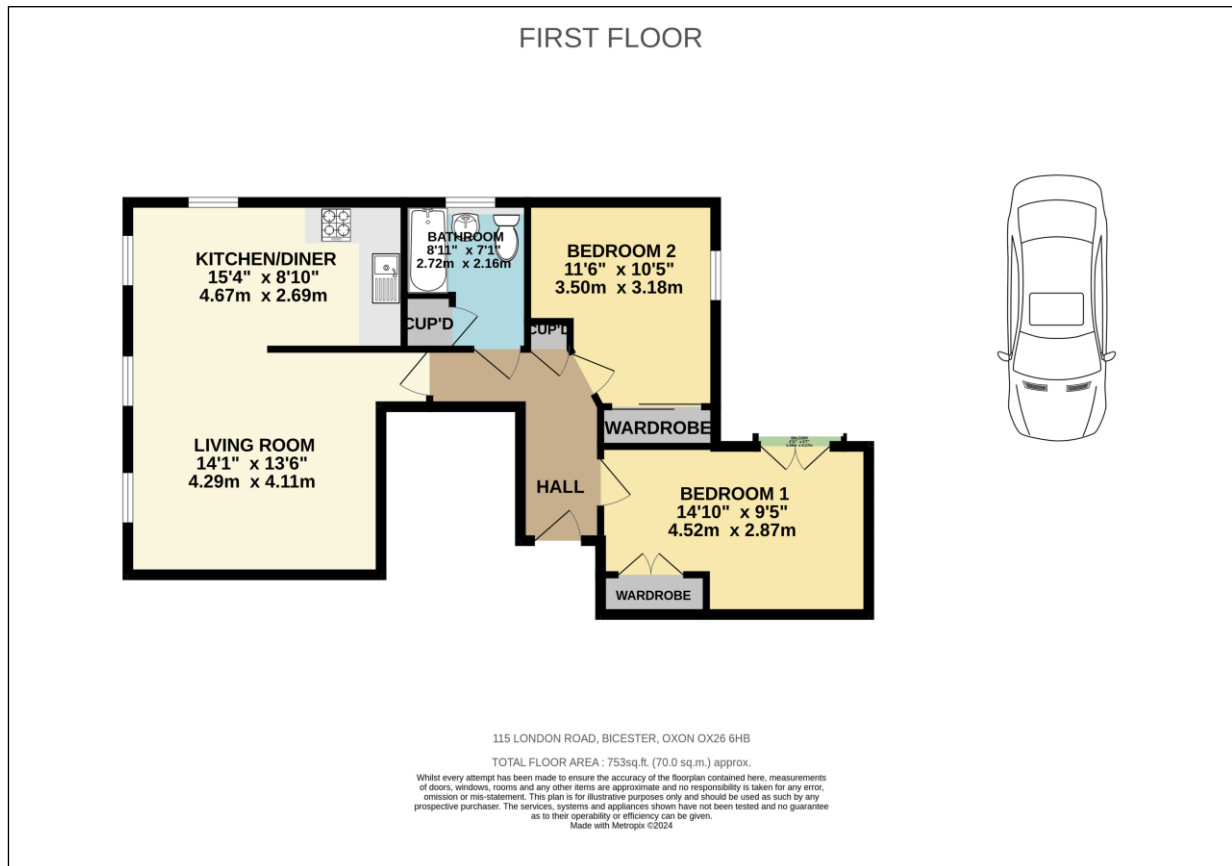
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